

Dream Acres LLC
Cabarrus Co., NC
PIN: 55586398860000



Area for Septic:

Conventional System Area
~ 571,470 sq.ft.

Drip System Area
~ 438,522 sq.ft.

Soil Types:

BaF - Badin Channery Silt Loam

ChA - Chewacla Sandy Loam

EnB/EnD - Enon Sandy Loam

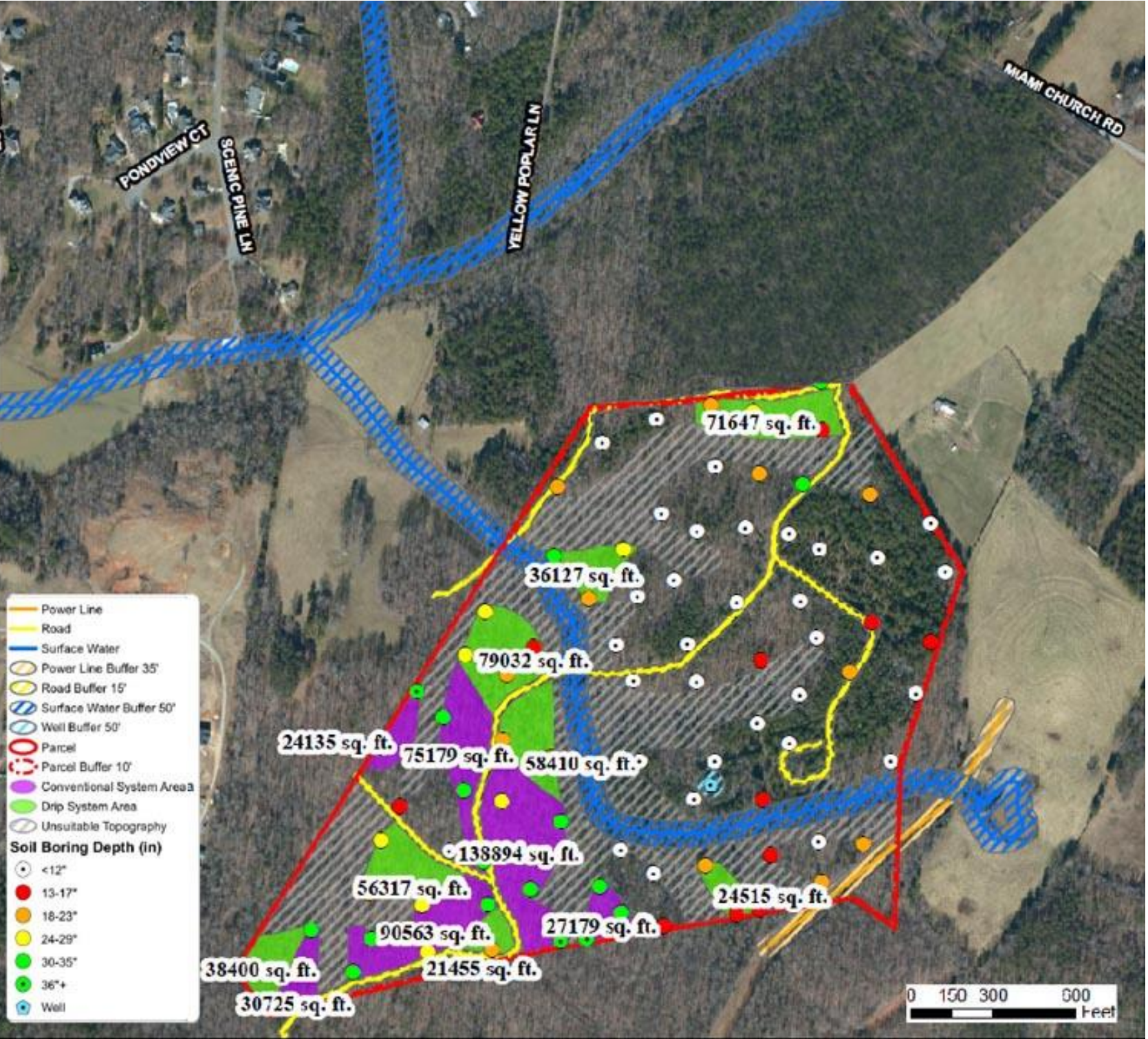
KkB - Kirksey Silt Loam

TaB/TaD - Tarrus Silt Loam

TbB2/TbD2 - Tarrus Silty Clay Loam

	Power Line
	Road
	Surface Water
	Power Line Buffer 35'
	Road Buffer 15'
	Surface Water Buffer 50'
	Well Buffer 50'
	Parcel
	Parcel Buffer 10'
	Conventional System Area
	Drip System Area
	Unsuitable Topography
Soil Boring Depth (in)	
	<12"
	13-17"
	18-23"
	24-29"
	30-35"
	36"+
	Well

Drawn By: Nathan Estevez
Reviewed By: Trevor Hackney
Date: 3/30/2023



I, JOHN SUTHER, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1645 PAGE 0124) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAIN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF JUNE, 2023.

I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE.

JOHN SUTHER, PLS



SURVEY NOTES:

- THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
- THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT 'COUNTY OF CABARRUS' DEVELOPMENT ORDINANCES.

STATEMENT OF PURPOSE:

- THE PURPOSE OF THIS MAP IS TO PROVIDE A CONCEPT SKETCH OF A POTENTIAL MAJOR SUBDIVISION OF THE PROPERTY SHOWN FOR THE REVIEW AND CONSIDERATION OF THE CALBERT. THIS SHALL NOT BE CONSTRUED, USED, OR OTHERWISE INTERPRETED AS A SUBDIVISION PLAT OR MAP OF ANY KIND FOR THE PURPOSE OF SUBDIVISION, SALE, OR RECORDATION.
- THE NUMBER OF EXISTING LOTS (8) NUMBER OF TOTAL LOTS PROPOSED (38)
- EXISTING ACREAGE (111.378 +/-) AC
- ACREAGE SHOWN BY EXISTING DEED & PLAT LOTS

SETBACKS	
FRONT SETBACK	75
SIDE SETBACK	20
REAR SETBACK	30

LINE	BEARING	DISTANCE
L1	N 37°56'29" E	39.35'
L2	S 37°54'25" E	65.63'
L3	S 40°54'57" E	54.60'
L4	S 46°40'32" E	63.61'
L5	S 83°18'34" E	87.76'
L6	S 59°00'21" E	161.19'
L7	S 61°32'14" E	145.36'

PRELIMINARY
NOT FOR SALES, RECORDATION, OR CONVEYANCE

OPEN SPACE & TREE PROVISIONS:

- OPEN SPACE REQ. 40%
 - OPEN SPACE REQ. - 44.55 AC
 - OPEN SPACE PROV. - 45.73 AC
- FRONT YARD TREE PLANTING
 - 1 REQ. (2) ON CORNER LOTS
 - EXISTING TREES TO BE RETAINED ON THIS PROPERTY FOR THIS REQ. SEE REF. CHAPT 5 PG 6 SUBSECTION D

ROADWAY NOTES:

- PROPOSED ROADS SHALL BE NCDOT RESIDENTIAL COLLECTOR ROADS SEE FIG. 1 PG 39 OF THE NCDOT SUBDIVISION MANUAL.
- MINIMUM ROW PER NCDOT MANUAL IS 50'
- IT IS NOTED THAT THE EXISTING ROAD BED EXCEEDS THE MAXIMUM ALLOWABLE SLOPE FOR AN NCDOT ROAD IN SEVERAL LOCATIONS ALONG ITS LENGTH AND THE DESIGNER / DEVELOPER SHOULD NOTE THAT THESE AREAS AND GRADING COULD AFFECT THE PROPOSED LOT LAYOUT SHOWN.
- ALL EXISTING CROSSINGS WILL NEED TO BE EVALUATED DURING DESIGN AND ANY PERMITS, JURISDICTIONAL DETERMINATIONS, AND / OR ADDITIONAL INVESTIGATION PERFORMED / OBTAINED AS REQ. BY THE NCDOT AND / OR CABARRUS COUNTY.

SEPTIC NOTES:

- THIS CONCEPT SKETCH HAS UTILIZED THE PRELIMINARY SEPTIC REPORT PROVIDED BY AWT ENGINEERS AND SOIL SCIENTISTS DATED MARCH 31, 2023 PREPARED BY JEFF VAUGHAN. THE ABOVE REFERENCED REPORT WAS USED AS GUIDANCE ONLY FOR THIS SKETCH AND NOTHING SHOWN ON THIS PLAN SHALL CONSTITUTE AN OPINION, TEST, OR ANALYSIS OF ANY KIND BY SUTHER ENGINEERING FOR SOIL SUITABILITY FOR SEPTIC ON THIS PROPERTY.
- ADDITIONAL PERMITTING AND ANALYSIS WILL BE REQUIRED BY CABARRUS COUNTY HEALTH ALLIANCE AND IF CHOSEN 3RD PARTY ANALYSIS TO CONFIRM THE SUITABILITY, TYPE, AND LOCATION OF ANY PROPOSED SEPTIC SYSTEMS AND OR REQUIRED EASEMENTS.
- EASEMENTS SHALL BE COORDINATED WITH THE SURVEYOR OF RECORD AT THE TIME THE NECESSARY SEPTIC SYSTEMS ARE DETERMINED AND DESIGNED.
- IT IS NOTED THAT DUE TO THE SITE TOPOGRAPHY, INDIVIDUAL LOT GRINDER PUMPS MAY BE REQUIRED TO CONVEY TO THE SEPTIC AREAS NOTED BY AWT IN THEIR REFERENCED REPORT

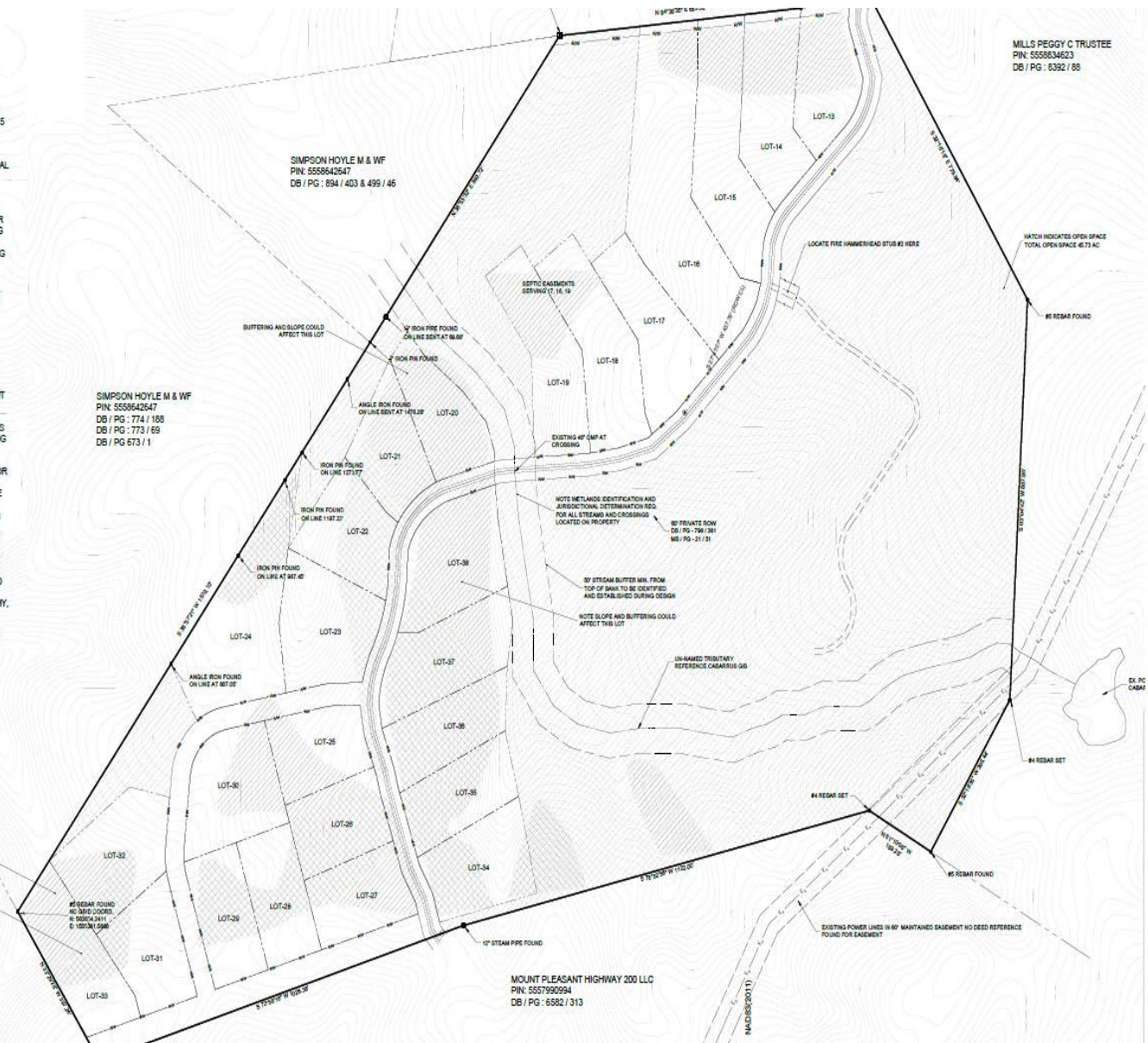
COOK JAMES GRADY
PIN: 5558319615
DB / PG: 2211 / 40

SIMPSON HOYLE M & WF
PIN: 5558642547
DB / PG: 894 / 403 & 495 / 45

SIMPSON HOYLE M & WF
PIN: 5558642547
DB / PG: 894 / 403 & 495 / 45

MOUNT PLEASANT HIGHWAY 200 LLC
PIN: 5557990994
DB / PG: 6582 / 313

MILLS PEGGY C TRUSTEE
PIN: 5558534623
DB / PG: 6392 / 88



CABARRUS' DEVELOPMENT ORDINANCES.

STATEMENT OF PURPOSE:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL 5558639886 INTO (2) TRACTS THOUGH THE EXEMPT PLAT PROCESS OF CABARRUS COUNTY. ALL TRACTS ARE GREATER THAN 10 ACRES.
2. NUMBER OF NEW TRACTS (2)
3. EXISTING ACREAGE (111.378 +/-) AC
4. ACREAGE SHOWN BY EXISTING DEED & PLAT LOTS
5. NEW TRACT ACREAGE:
 - 5.1. TRACT 1 - 101.368 +/- ACRES
 - 5.2. TRACT 2 - 10.010 +/- ACRES

SETBACKS:

FRONT SETBACK	50'
SIDE SETBACK	20'
REAR SETBACK	30'

LINE	BEARING	DISTANCE
L1	N 37°56'29" E	39.35'
L2	S 37°54'25" E	65.63'
L3	S 40°54'57" E	54.60'
L4	S 46°40'32" E	63.61'
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LEGEND

ABBREVIATIONS:

- RCP: REINFORCED CONCRETE PIPE
- HDPE: HIGH DENSITY POLY. PIPE
- CMP: CORRUGATED METAL PIPE
- DB/PG: DEED BOOK / DEED PAGE
- R/W: RIGHT OF WAY
- AC: ACRE(S)
- CL: CENTERLINE

SYMBOLS:

- AXLE
- SURVEY SPIKE SET
- CONCRETE MONUMENT
- MAG NAIL
- PIPE
- CALC. POINT
- CALC. IN TREE
- REBAR FOUND
- BENCHMARK
- GEODEIC MONUMENT
- REBAR SET
- SANITARY MANHOLE
- MANHOLE
- WATER
- HVAC
- WATER VALVE
- FIRE HYDRANT
- GAS
- POWER POLE
- BOUNDARY LINE
- BOUNDARY BY DEED
- RIGHT-OF-WAY
- EASEMENT LINE
- CL UN-NAMED TRIB
- OVERHEAD POWER
- SETBACKS
- TOP OF STREAM BANK
- CL ROAD
- EXISTING BUILDINGS
- EXISTING STORM

of _____ (month), _____ (year), this _____ (day)

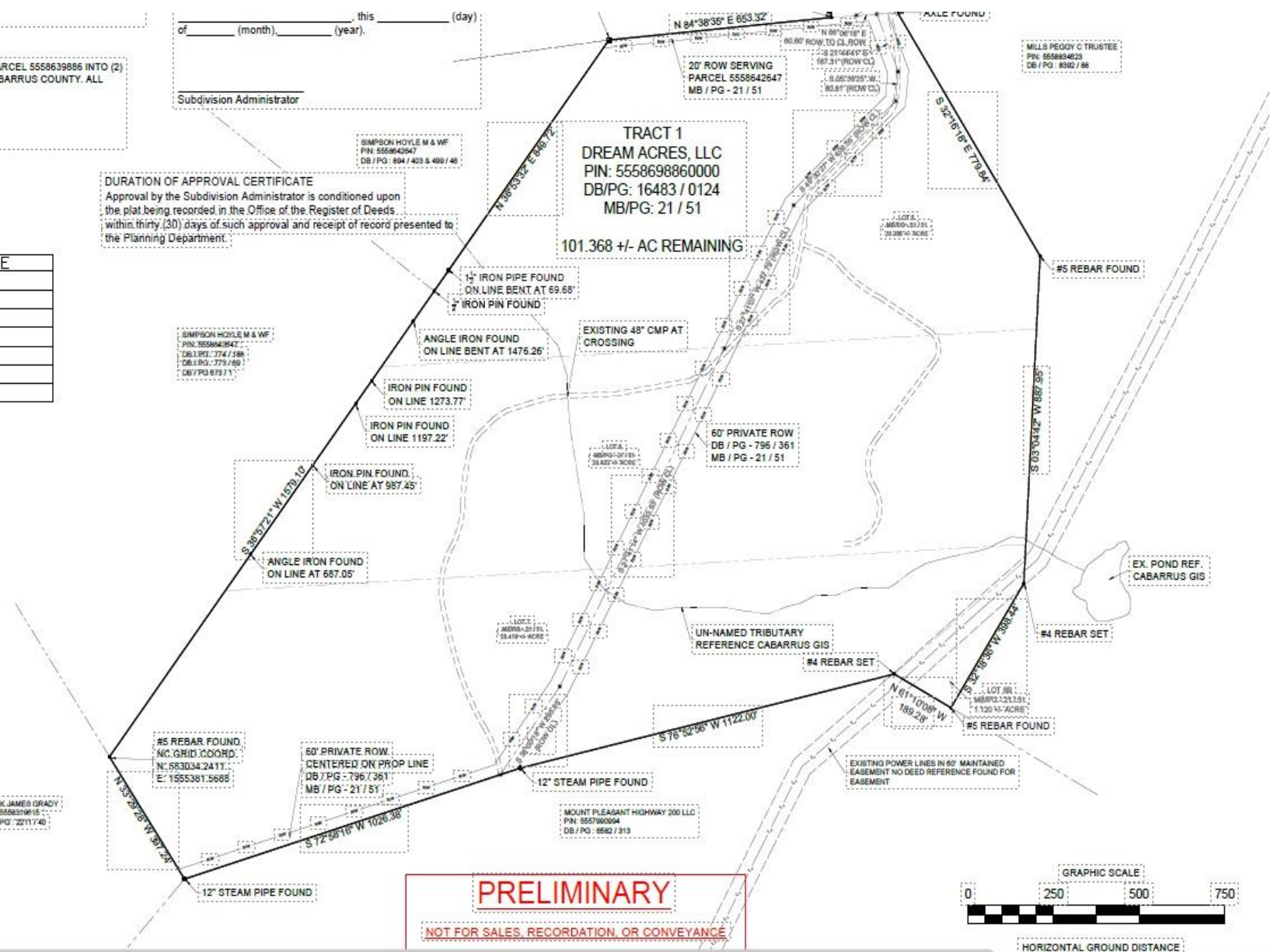
Subdivision Administrator

DURATION OF APPROVAL CERTIFICATE

Approval by the Subdivision Administrator is conditioned upon the plat being recorded in the Office of the Register of Deeds within thirty (30) days of such approval and receipt of record presented to the Planning Department.

TRACT 1
DREAM ACRES, LLC
DB/PG: 16483 / 0124
MB/PG: 21 / 51

101.368 +/- AC REMAINING



PRELIMINARY

NOT FOR SALES, RECORDATION, OR CONVEYANCE

